

**AGENDA
ZONING REVIEW BOARD
MAY 6, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-14** An Ordinance by Zoning Committee to rezone from FCR-3 (Fulton County R-3 Single Family Dwelling District) to R-LC (Residential Limited Commercial) for property located at **3430 Cascade Road, SW** fronting 150 feet on the south side of Cascade Road beginning 150 feet from the point of intersection of Cascade Road and Shanter Trail Depth: 225 feet Area: .607 Acres, Land Lot 248, 14th District, Fulton County, Georgia
OWNER: LAMONT BYNUM
APPLICANT: LAMONT BYNUM
NPU I COUNCIL DISTRICT 11
2. **Z-21-15** An Ordinance by Zoning Committee designating 306 (aka 306-308) Ponce de Leon Avenue, NE to the overlay zoning designation of Landmark Building/Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from MRC-2 (Mixed Residential Commercial) to MRC-2-C/Landmark Building/Site (LBS) (Mixed Residential Commercial Conditional/Landmark Building/Site) for the property located at **306 (aka 306-308) Ponce de Leon Avenue, NE** fronting 60.4 feet on the north side of Ponce de Leon Avenue, NE Depth: 180 feet Land Lot 48, 14th District, Fulton County, Georgia
OWNER: AYL MANAGEMENT GROUP LLC
APPLICANT: DOUGLAS YOUNG, DIRECTOR,
ATLANTA URBAN DESIGN COMMISSION
NPU E COUNCIL DISTRICT 2
3. **Z-21-16** An Ordinance by Zoning Committee designating 300 Ponce de Leon Avenue, NE to the overlay zoning designation of Landmark Building/Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from MRC-2 (Mixed Residential Commercial) to MRC-2-C/Landmark Building/Site (LBS) (Mixed Residential Commercial Conditional/Landmark Building/Site) for the property located at **300 Ponce de Leon Avenue**, fronting 40 feet on the north side of Ponce de Leon Avenue, NE and the east side of Argonne Avenue, NE Depth: 120 feet Land Lot 48, 14th District, Fulton County, Georgia
OWNER: AYL MANAGEMENT GROUP LLC
APPLICANT: DOUGLAS YOUNG, DIRECTOR,
URBAN DESIGN COMMISSION
NPU E COUNCIL DISTRICT 2

4. **Z-21-20** An Ordinance by Zoning Committee to amend Section 16-18C.007 Development Controls to provide for **bonus floor area ratio (FAR)** for developments that provide affordable housing in SPI-3 (English Avenue Special Public Interest District), and for other purposes
NPU L COUNCIL DISTRICT 3

5. **Z-21-21** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential Conditional) to C-2 (Commercial Service District) for property located at **1261 Lockwood Drive, SW** fronting 350 feet on the west side of Lockwood Drive beginning at a point at the intersection of the northerly right of way of Wurm Street and the easterly right of way of Willowbrook Drive Depth: 279.84 feet Area: 2.706 Acres, Land Lot 152, 14th District, Fulton County, Georgia
OWNER: RYSE MEDIA HOUSE HOLDINGS, LLC
APPLICANT: JABARI N. JACKSON, SR.
NPU S COUNCIL DISTRICT 4

6. **Z-21-22** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-4 (Residential General Sector 4) for property located at **1245 Wichita Drive SW, 1251 Wichita Drive SW, and 1257 Wichita Drive SW**, fronting 213 feet on the north side of Wichita Drive beginning at the northwest corner of Wichita Drive and Willowbrook Drive Depth: 271.10 feet Area: 1.356 Acres, Land Lot 152, 14th District, Fulton County, Georgia
OWNER: RYSE MEDIA HOUSE HOLDINGS, LLC
APPLICANT: JABARI N. JACKSON, SR.
NPU S COUNCIL DISTRICT 4

7. **Z-21-23** An Ordinance by Zoning Committee to rezone from MRC-1-C (Mixed Residential Commercial) and C-1 (Neighborhood Commercial District) to MRC-1 (Mixed Residential Commercial) for property located at **1991 Martin Luther King Jr. Drive, NW and 1999 Martin Luther King Jr. Drive, NW** fronting 385 feet on the north side of Martin Luther King Jr. Drive beginning at a rebar set found on the northwesterly side of Martin Luther King, Jr. Drive formerly known as Gordon Road, a distance of 364.8 feet southwesterly from the northwest corner of Helena Street and Martin Luther King Jr. Drive Depth: varies Area: 2.492 Acres, Land Lot 173, 14th District, Fulton County, Georgia
OWNER: 1991 MLK LLC/AM CAPITAL, LLC
APPLICANT: GORMAN AND COMPANY
NPU I COUNCIL DISTRICT 10

8. **Z-21-24** An Ordinance by Zoning Committee to rezone from MR-4B-C/BL (Multifamily Residential Conditional/Beltline Overlay) to MR-4B-C/BL (Multifamily Residential Conditional/Beltline Overlay) for a change of conditions for property located at **1527 Northside Drive, NW and a portion of 1541 Northside Drive, NW** fronting 200 feet on the east side of Northside Drive beginning at a point marked by an iron pin set at the point of intersection of the eastern right-of-way line of Northside Drive and the northern right-of-way line of Deering Road Depth: varies Area: approximately 3.56 Acres, Land Lot 147, 17th District, Fulton County, Georgia
OWNER: PULTE HOME COMPANY, LLC
APPLICANT: EMMA THOMAS
NPU E COUNCIL DISTRICT 8

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9. **Z-21-27** An Ordinance by Councilmember J. P. Matzigkeit to amend the 1982 Atlanta Zoning Ordinance, as amended, to amend **Section 16-26.003, Entitled “Conditions of Granting a Variance”** and to create a new **Section 16-26.008 Entitled “Administrative Zoning Setback Variances for The Preservation of Trees”**; and for other purposes
ALL NPU’s

END OF AGENDA